

BOARD OF SUPERVISORS
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Board of Supervisors held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of ____, 2001:

Present

Vote

James S. Burgett, Chairman
Donald E. Wiggins, Vice Chairman
Walter C. Zaremba
Sheila S. Noll
H. R. Ashe

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO APPROVE A SPECIAL USE PERMIT TO AUTHORIZE A
MINI-STORAGE WAREHOUSE FACILITY ON WOLFTRAP ROAD

WHEREAS, Kenneth Dale Moore has submitted Application No. UP 573-01, which requests a special use permit, pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance, to authorize a 37,600-square foot mini-storage warehouse facility on 2.2 acres located approximately 350 feet east of Wolftrap Road's intersection with Route 17 and further identified as Assessor's Parcel Nos. 29-32A, 29-39, and 29-42; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission recommends approval of this application; and

WHEREAS, the York County Board of Supervisors has conducted a duly advertised public hearing on this application; and

WHEREAS, the Board of Supervisors has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the ____ day of _____, 2001 the Application No. UP-573-01 be, and it is hereby, approved to authorize a 37,600-square foot mini-storage warehouse facility on a 2.2 acres located approximately 350 feet east of Wolftrap Road's intersection with Route 17 and further identified as Assessor's Parcel Nos. 29-32A, 29-39, and 29-42, subject to the following conditions:

1. This use permit shall authorize a 37,600-square foot mini-storage warehouse facility on a 2.2-acre parcel located at 204 Wolftrap Road (Route 630) approximately 350 feet from Wolftrap Road's intersection with Route 17 and further identified as Assessor's Parcel Nos. 29-32A, 29-39, and 29-42.
2. A site plan, prepared in accordance with the provisions of Article V of the York County Zoning Ordinance, shall be submitted to and approved by the County prior to the commencement of any construction or land clearing activities on the site. Said site plan shall be in substantial conformance with the sketch plan titled "Sketch Showing Proposed Self Storage Development by Dale Moore," prepared by Campbell Land Surveying, Inc., and dated January 31, 2001, except as modified herein.
3. The mini-storage warehouse facility shall be developed and operated in accordance with the standards set forth in Sections 24.1-483, Standards for all wholesaling and warehouse uses, and 24.1-484, Standards for mini-storage warehouses, of the York County Zoning Ordinance.
4. The development shall be limited to a maximum of 37,600 net square feet of rentable space.
5. The hours of operation of the facility shall be limited to 6:00 a.m. to 9:00 p.m. daily.
6. All buildings facing Wolftrap Road (Route 630) shall have façades of brick with a gable roof line.
7. A Type-35 (35-foot) transitional buffer using Type-50 (50-foot) planting ratios shall be provided along the edge of the property where a transitional buffer is required. Evergreen trees that form a continuous row of screening shall be installed along the western edge of the site between the mini-storage facility and the existing commercially zoned property to the west.
8. A twenty-foot (20') landscape yard shall be provided along the parcel frontage Wolftrap Road and shall be landscaped in accordance with the planting ratios set forth in Section 24.1-242(h)(1) of the York County Zoning Ordinance.
9. Access to the site shall be from one entrance on Wolftrap Road (Route 630). No additional entrances shall be permitted.
10. All warehouse bay doors shall face the inside of the mini-storage warehouse development. No warehouse doors shall be located along or in the exterior façade of the mini-storage warehouse development.
11. One ground-mounted monument style sign not to exceed 10 feet in height shall be permitted.
12. The fencing facing Wolftrap Road shall be wrought iron style. All other fencing shall be of masonry or a wrought iron style, except for the southeast side of the site (rear portion) which may be constructed of green or black vinyl-coated chain link. The use of theft-deterrent wire (i.e., barbed wire, razor wire, etc.) anywhere on the property shall not be permitted.

13. Outdoor lighting shall be full cutoff luminaires or a decorative luminaire with full cutoff optics. All lighting shall be directed downward and shall not spill over onto adjacent properties or public rights-of-way. All lighting, except low-level security lighting, shall be extinguished between the hours of 11:00 PM and dawn. In addition, the applicant shall submit a photometric plan indicating all outdoor lighting on the site as part of the site plan submission process. This plan shall be approved by the Planning Division prior to the installation of any lighting on the site.
14. Building height shall be no greater than fifteen feet (15'), as measured from the finish grade.
15. Development of the mini-storage warehouse project shall be contingent on the provision of an adequate water supply for fire fighting, as required by Section 24.1-261(b)(2) of the Zoning Ordinance. Compliance with this requirement for this particular development project shall require the following to be accomplished: A public water supply adequately sized for required fire flows and fire hydrants installed on site at such locations determined by the Department of Fire and Life Safety to be necessary to provide fire protection coverage.
16. The applicant shall be responsible for compliance with the regulations in Section 24.1-115(b)(6) of the Zoning Ordinance that pertain to the recordation of this resolution in the office of the Clerk of the Circuit Court.